173.0	0005	0005.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	779,400	/	779,400
USE VALUE:	779,400	/	779,400
ASSESSED:	779,400	/	779,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		ABERDEEN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAGET ELIZABETH & WILLIAM
Owner 2:	
Owner 3:	
Street 1:	44 ABERDEEN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FIELDS RICHARD R.W. & WENDY M -
Owner 2:	-
Street 1:	44 ABERDEEN ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Wood Shingle Exterior and 2295 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	371,300	700	407,400	779,400
Total Card	0.124	371,300	700	407,400	779,400
Total Parcel	0.124	371,300	700	407,400	779,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.61 /Parcel: 339.61

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 115431

GIS Ref

GIS Ref

Insp Date 07/24/20

!13465!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 173.0-0005-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	371,300	700	5,400.	407,400	779,400		Year end	12/23/2021
2021	101	FV	358,800	700	5,400.	407,400	766,900		Year End Roll	12/10/2020
2020	101	FV	326,300	700	5,400.	407,400	734,400	734,400	Year End Roll	12/18/2019
2019	101	FV	255,700	700	5,400.	401,600	658,000	658,000	Year End Roll	1/3/2019
2018	101	FV	255,700	0	5,400.	308,500	564,200	564,200	Year End Roll	12/20/2017
2017	101	FV	255,700	0	5,400.	291,000	546,700	546,700	Year End Roll	1/3/2017
2016	101	FV	255,700	0	5,400.	267,700	523,400	523,400	Year End	1/4/2016
2015	101	FV	240,600	0	5,400.	250,300	490,900	490,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:08:19

LAST REV

Date	Time
06/08/21	12:10:45
mmcmakin	

PAT ACCT. 13465

USER DEFINED

Prior Id # 1:	115431
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FIELDS RICHARD	71130-368		6/8/2018		812,000	No	No		
NANNEN JOSHUA W	57122-37		7/11/2011		527,000	No	No		
SULLIVAN ROSE C	46576-280		11/30/2005		427,000	No	No		
SULLIVAN ROSE C	38532-26		3/27/2003	Family		No	No		
SULLIVAN ROSE C	37887-410		2/4/2003	Family		No	No		
	6117-181		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2019	1498	Heat App	9,000					
7/27/2019	1130	Dormers	60,000	O				
4/2/2007	197	Redo Bat	7,000			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2020	Measured	DGM	D Mann
6/18/2018	MEAS&NOTICE	BS	Barbara S
7/2/2012	External Ins	BR	B Rossignol
10/11/2011	MLS	EMK	Ellen K
3/7/2009	Inspected	197	PATRIOT
11/20/2008	Measured	345	PATRIOT
2/22/2006	MLS	MM	Mary M
4/27/2000	Inspected	264	PATRIOT
12/23/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	70.	1.08	6									407,401						407,400	

Total AC/HA:	0.12397	Total SF/SM:	5400	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	407,401	Spl Credit		Total:	407,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK/GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.30359483
Const Adj.:	1.05567455
Adj $ / SQ:	151.379
Other Features:	103605
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	416216
Depreciation:	44951
Depreciated Total:	371265

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

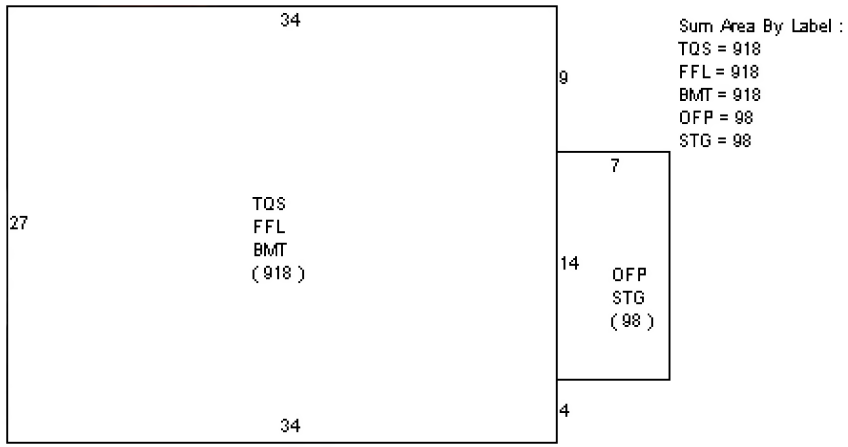
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	151.38
Special Features:	0	Val/Su Net:	136.46
Final Total:	371300	Val/Su SzAd	231.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	918	70.960	65,140
FFL	First Floor	918	151.380	138,966
TQS	3/4 Story	689	151.380	104,224
OFP	Open Porch	98	35.190	3,449
STG	Storage	98	8.490	832

Net Sketched Area:	2,721		Total:	312,611	
Size Ad	1606.5	Gross Area	2950	FinArea	2295

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0005-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X14	A	AV	2006	0.00	T	10.4	101						
19	Patio	D	Y	1	10X16	A	AV	2006	4.59	T	10.4	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:	Total: 700

IMAGE

AssessPro Patriot Properties, Inc